029.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	854,100 / 854,100
					USE VALUE:	854,100 / 854,100
					ASSESSED:	854,100 / 854,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLICKEL JACOB MATTISON
Owner 2:	FANTASIA ANNETTE GINA
Owner 3:	
Street 1:	42 BATES ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CASEY BONNIE- JEANNE & -
Owner 2:	OGRADY MARGARET -
Street 1:	42 BATES ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1845 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	398,100		456,000	854,100
Total Card	0.115	398,100		456,000	854,100
Total Parcel	0.115	398,100		456,000	854,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.93 | /Parcel: 462.9

Legal Description

User Acct 20220

GIS Ref

GIS Ref

Insp Date 08/19/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 029.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	346,700	0	5,000.	456,000	802,700	802,700	Year End Roll	12/18/2019
2019	101	FV	273,800	0	5,000.	484,500	758,300	758,300	Year End Roll	1/3/2019
2018	101	FV	273,800	0	5,000.	353,400	627,200	627,200	Year End Roll	12/20/2017
2017	101	FV	270,500	0	5,000.	307,800	578,300	578,300	Year End Roll	1/3/2017
2016	101	FV	270,500	0	5,000.	262,200	532,700	532,700	Year End	1/4/2016
2015	101	FV	264,200	0	5,000.	256,500	520,700	520,700	Year End Roll	12/11/2014
2014	101	FV	264,200	0	5,000.	210,900	475,100	475,100	Year End Roll	12/16/2013
2013	101	FV	264,200	0	5,000.	200,600	464,800	464,800		12/13/2012

!2440!

PRINT

Date	Time
12/10/20	17:50:49

LAST REV

Date	Time
11/19/20	14:49:42

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2440

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASEY BONNIE- J	1564-119	1	10/29/2020		920,000	No	No		
CASEY BONNIE- J	1408-97		12/2/2011	Convenience	1	No	No		
WALDRON JOHN J-	1277-87		11/20/2003		478,000	No	No		
WALDRON JOHN J-	980-40		1/1/1901	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2017	1487	Addition	51,650	C				convrt 3 seas prch
12/19/2016	2189	Redo Kit	2,700	O				
4/17/1992	136	Manual	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	Permit Visit	PT	Paul T
8/19/2017	MEAS&NOTICE	HS	Hanne S
1/24/2009	Meas/Inspect	336	PATRIOT
6/12/2004	MLS	HC	Helen Chinal
3/21/2000	Inspected	264	PATRIOT
2/17/2000	Measured	263	PATRIOT
8/10/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	20220
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31204283
Const Adj.:	0.98990101
Adj $ / SQ:	162.349
Other Features:	94448
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446283
Depreciation:	48199
Depreciated Total:	398084

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

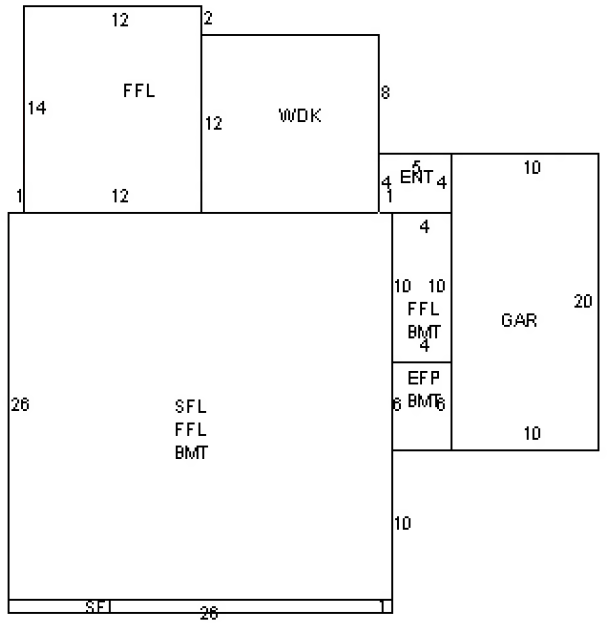
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.58
Special Features:	0	Val/Su Net:	146.68
Final Total:	398100	Val/Su SzAd	251.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	884	162.350	143,517
BMT	Basement	740	59.790	44,241
SFL	Second Floor	702	162.350	113,969
GAR	Garage	200	27.220	5,444
WDK	Deck	144	12.810	1,845
EFP	Enclos Porch	24	71.870	1,725
ENT	ENTRY	20	26.130	523
	Net Sketched Area:	2,714	Total:	311,264
Size Ad	1586	Gross Are	2714	FinArea 1845

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	